

Docket Item #3
BZA CASE #2011-0014

Board of Zoning Appeals
December 8, 2011

ADDRESS: 901 RAMSEY STREET
ZONE: R-2-5, RESIDENTIAL
APPLICANT: ALIZZI LLC BY REDHA MOHAMMED, AGENT

ISSUE: Special exception to construct a covered open porch in the required front yard.

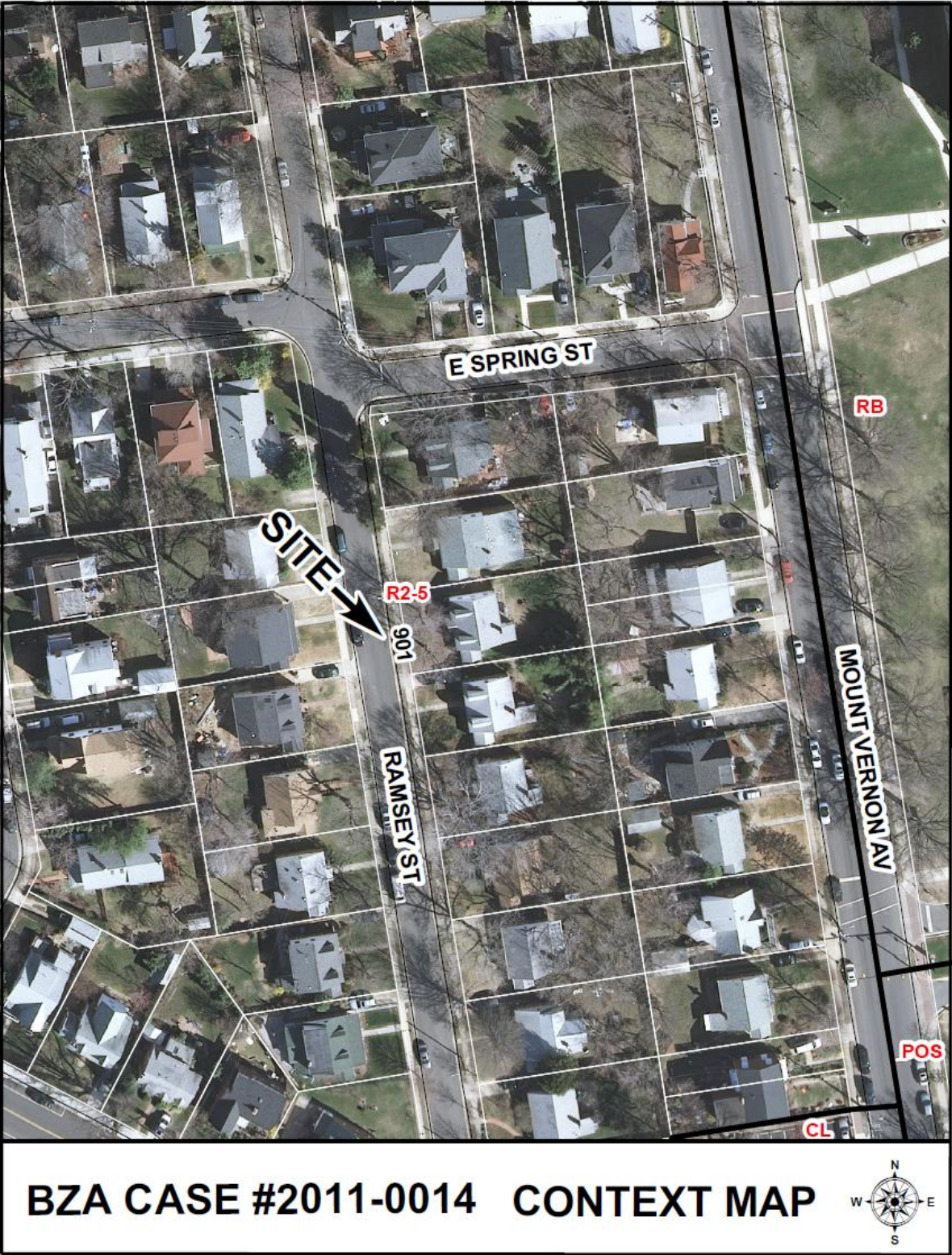
CODE SECTION	SUBJECT	CODE REQMT	APPLICANT PROPOSES	REQUESTED EXCEPTION
7-2503(A)	Front Yard*	28.62 feet	21.90 feet	6.72 feet

* Based on the average prevailing front setback facing Ramsey Street

Deferred prior to November 10, 2011 hearing due to lack of notice.

Staff **recommends approval** of the requested special exception because the request meets the criteria for a special exception including the condition that the front porch will not be enclosed.

If the Board decides to grant the requested special exception with the following condition it must comply with the code requirements under the department comments and the applicant must submit the following prior to the release of a Certificate of Occupancy: (1) a survey plat prepared by a licensed surveyor confirming building footprint, setbacks, and building height compliance from average preconstruction grade and (2) certification of floor area from a licensed architect or engineer. The special exception must also be recorded with the deed of the property in the City's Land Records Office prior to the release of the building permit.



I. Issue

The applicants propose to construct an open front porch and a second story addition above the footprint of the existing house at 901 Ramsey Street. The front porch does not comply with the established front setback and therefore requires a special exception.

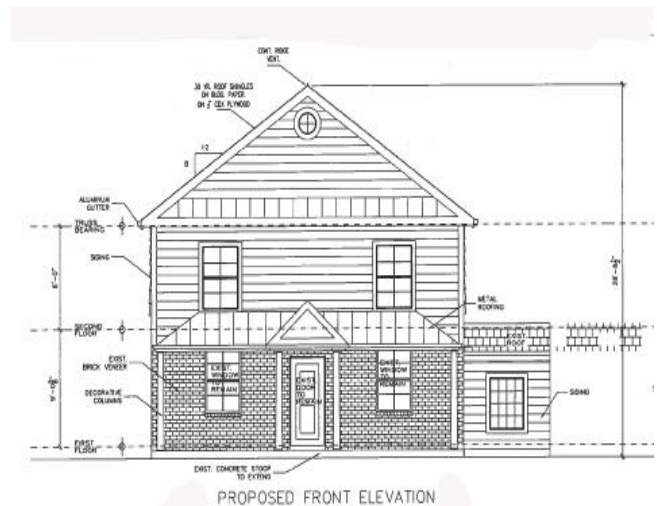
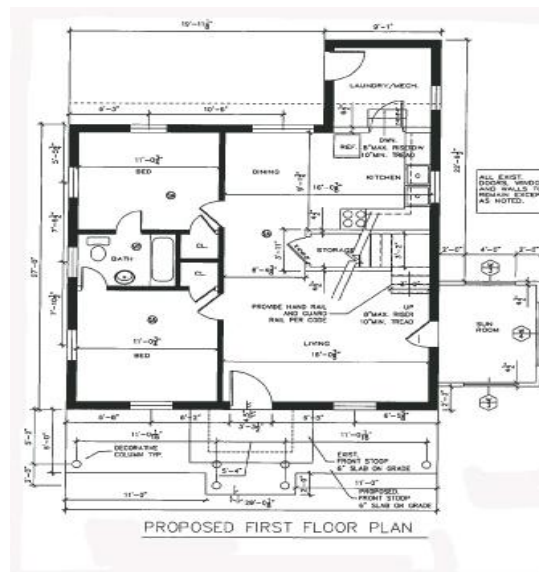


II. Background

The subject property is one lot of record with 50.00 feet of frontage facing Ramsey Street and a depth of 110.03 feet along the north and south side property line. The property contains 5,502 square feet of lot area. A one and one-half story single-family dwelling occupies the property and is located 29.90 feet from the front property line facing Ramsey Street, 8.10 feet from the north side property line and 4.00 feet from the south side property line. According to real estate assessment records the house was constructed in 1935.

III. Description

The proposed covered open front porch will extend 29.01 feet across the main front building wall and project 8.00 feet from the building at the furthest projecting point facing Ramsey Street. The new porch totals 189.90 square feet and is an allowable deduction from floor area. The proposed porch will be located 21.90 feet to the front property line facing Ramsey Street and 8.10 feet from the north side property line and approximately 12.00 feet from the south side property line.



The average prevailing front yard setback along the Ramsey Street on the same side as the applicants' property is 28.62 feet. The applicants' home is located 29.90 feet from

the front property line facing Ramsey Street (1.28 feet greater than the average front setback). The applicants request a special exception of 6.72 feet to construct the front porch forward of the average front setback. The proposed porch will not be any closer than 15.00 feet to the front property line as specified under the special exception rules.

The applicants also propose to build a second-story addition above the existing footprint of the house. The addition complies with the R-2-5 zone regulations. The applicants have received a building permit for the second story addition.

Upon completion of all work, the proposed renovations will continue to comply with the floor area requirements. (Refer to floor area calculations)

There have been no variances or special exceptions previously granted for the subject property.

IV. Master Plan/Zoning

The subject property is zoned R-2-5 and has been so zoned since adoption of the Third Revised Zoning Map in 1951, and is identified in Potomac West Small Area Plan for residential use. Plan.

V. Requested Special Exception:

7-2503(A) Residential Front Setback

The applicants request a special exception of 6.72 feet to build a new open covered front porch located forward of the required 28.62 feet average front yard setback. The proposed porch will be located 21.90 feet from the front property line facing Ramsey Street.

VI. Noncomplying Structure/ Substandard Lot

The existing dwelling at 901 Ramsey Street is a noncomplying structure with respect to the following:

<u>Regulation</u>	<u>Required</u>	<u>Existing</u>	<u>Noncompliance</u>
Side Yard (Side Porch)	7.00 feet	3.70 feet	3.30 feet

VII. Special Exceptions Standards

To grant a special exception, the Board of Zoning Appeals must find that the strict application of the zoning ordinance creates an unreasonable burden on the use and enjoyment of the property. Section 11-1304 of the zoning ordinance lists standards that an applicant must address and that the Board believes exists and thus warrants granting a special exception of the zoning regulations.

- 1) Whether approval of the special exception will be detrimental to the public welfare, to the neighborhood or to the adjacent properties.
- 2) Whether approval of the special exception will impair an adequate supply of light and air to the adjacent property, or cause or substantially increase traffic congestion or increase the danger of fire or the spread of fire, or endanger the public safety.
- 3) Whether approval of the special exception will alter the essential character of the area or zone.
- 4) Whether the proposal will be compatible with the development in the surrounding neighborhood.
- 5) Whether the proposed development represents the only reasonable means and location on the lot to accommodate the proposed structure given the natural constraints of the lot or the existing development of the lot.

VIII. Staff Conclusion

As required by the zoning ordinance for front porch special exceptions, staff finds that the one-story, covered, open front porch is in keeping with the architecture and character of the existing dwelling and similar renovations within the neighborhood. While there are no similar front porches in the immediate neighborhood, the design and size of the porch is compatible with character of the neighborhood block and complements the home's architecture, which staff notes is changing with renovation that include construction a new full second floor addition. The proposed open porch does not appear to negatively impact the adjacent properties and will enhance building design.

Staff worked with the applicants during the application review period to improve the design and proportions of the porch including: revising the porch roof design from a shed roof to a hip roof; incorporating a porch deck so that the porch roof posts no longer terminate directly into the ground and so that the porch deck height matches the existing stoop height;



increasing the depth of the porch from 5 feet to 6 feet; and incorporating an entry pediment that extends the porch to a depth of 8 feet in front of the entry door and echoes the portico with pediment on the existing home. Staff recommends that the applicants work with staff to refine the design of the porch prior to building permit submission including: (1) replace proposed narrow straight columns with rounded columns at least 8.00 inches in diameter and (2) refine the proposed roof to lower the slope of the roof and match the peak of the main porch roof and entry pediment.

Staff recommends **approval** of the proposed front porch special exception with incorporation of staff recommended refinements to the final porch design.

DEPARTMENTAL COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F - finding

* The applicant is advised that if the variance is approved the following additional comments apply.

Transportation and Environmental Services:

- R-1 The building permit plans shall comply with requirements of City Code Section 5-6-224 regarding the location of downspouts, foundation drains and sump pumps. Refer to Memorandum to Industry dated June 18, 2004. [Memorandum is available online at the City web site under Transportation\Engineering and Design\Memos to Industry.]. (T&ES)
- R-2 Applicant shall be responsible for repairs to the adjacent city right-of-way if damaged during construction activity. (T&ES)
- R-3 All improvements to the city right-of-way such as curbing, sidewalk, driveway aprons, etc. must be city standard design. (T&ES)
- R-4 No permanent structure may be constructed over any existing private and/or public utility easements. It is the responsibility of the applicant to identify any and all existing easements on the plan. (T&ES)
- R-5 Compliance with the provisions of Article XIII of the City's zoning ordinance for stormwater quality control is required for any land disturbing activity greater than 2,500 square feet. (T&ES)
- R-6 The building permit must be approved and issued prior to the issuance of any permit for demolition. (T&ES)
- F-1 An approved grading plan may be required at the time of building permit application per City Code Section 5-6-224 (d). Insufficient information has been provided to make that determination at this time. Questions regarding the processing of grading plans should be directed to the T&ES Site Plan Coordinator at (703) 746-4064. Memorandum to Industry No. 02-08 was issued on April 28, 2008 and can be viewed online via the following link. **<http://alexandriava.gov/uploadedFiles/tes/info/gradingPlanRequirements.pdf>**
- C-1 The applicant shall comply with the City of Alexandria's Solid Waste Control, Title 5, Chapter 1, which sets forth the requirements for the recycling of materials (Sec. 5-1-99). (T&ES)

- C-2 The applicant shall comply with the City of Alexandria's Noise Control Code, Title 11, Chapter 5, which sets the maximum permissible noise level as measured at the property line. (T&ES)
- C-3 Roof, surface and sub-surface drains be connected to the public storm sewer system, if available, by continuous underground pipe. Where storm sewer is not available applicant must provide a design to mitigate impact of stormwater drainage onto adjacent properties and to the satisfaction of the Director of Transportation & Environmental Services. (Sec.5-6-224) (T&ES)
- C-4 All secondary utilities serving this site shall be placed underground. (Sec. 5-3-3) (T&ES)
- C-6 Any work within the right-of-way requires a separate permit from T&ES. (Sec. 5-2) (T&ES)

Code Administration:

- C-1 A building permit is required to be issued prior to the start of any construction. Five sets of architectural quality drawings of the porch are required to be submitted with the permit application for review.

Recreation (Arborist):

- F-1 No trees are affected by this plan.

Historic Alexandria (Archaeology):

- F-1 This property is situated several hundred feet from the location of a Civil War camp occupied by the Massachusetts 5th Militia. There is a possibility for archaeological resources to be present on the property that could provide insight into Civil War soldier life.

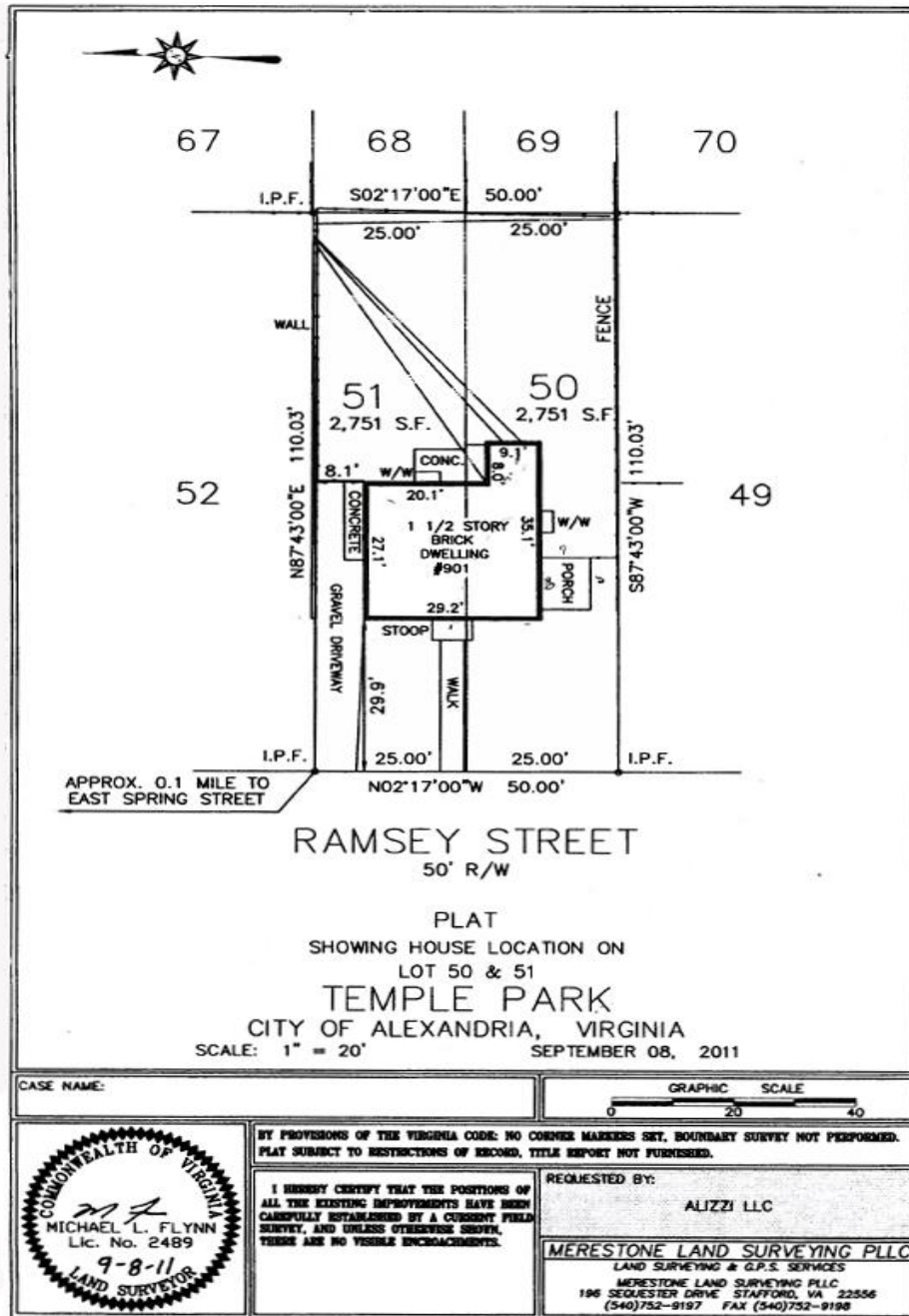
The statements in archaeology conditions below shall appear in the General Notes of all site plans and on all site plan sheets that involve demolition or ground disturbance (including Basement/Foundation Plans, Demolition, Erosion and Sediment Control, Grading, Landscaping, Utilities, and Sheeting and Shoring) so that on-site contractors are aware of the requirements:

- R-1 The applicant/property owner shall call Alexandria Archaeology immediately (703-746-4399) if any buried structural remains (wall foundations, wells, privies, cisterns, etc.) or concentrations of artifacts are discovered during development. Work must cease in the area of the discovery until a City archaeologist comes to the site and records the finds.
- R-2 The applicant/property owner shall not allow any metal detection to be conducted on the property, unless authorized by Alexandria Archaeology.

Other Requirements Brought to the Applicant's Attention:

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- C-1 A wall check survey plat shall be submitted to Planning and Zoning when the building footprint is in place, pursuant to Alexandria City Code section 8-1-12.

Images

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**APPLICATION
BOARD OF ZONING APPEALS**

SPECIAL EXCEPTION FOR PORCHES

Section of zoning ordinance from which request for special exception is made:

1. Applicant: ☐ Owner ☐ Contract Purchaser ☒ Agent

Name Rodha K. Mohammed

Address 12304 Scotch bonnet ct, Reston VA
20191

Daytime Phone 206-883-0173

Email Address ~~rodha.k.mohammed~~ alizzikhalida@gmail.com

2. Property Location _____

3. Assessment Map # 05302 Block 04 Lot 83 Zone R2-5

4. Legal Property Owner Name Alizzi LLC

Address 10432 Belle Mead Rd
Manassas VA 20109

Khalid Alizzi 571-969-8885

09/29/11 11:32AM EDT -> Julie Fuerth

7038386393 Pg 2/2

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OWNERSHIP AND DISCLOSURE STATEMENT

Use additional sheets if necessary

1. Applicant. State the name, address and percent of ownership of any person or entity owning an interest in the applicant, unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.

Name	Address	Percent of Ownership
1. Khalid Alizzi	10432 Balls Ford Rd. Manassas, VA 20109	50%
2. Hope Group	Beverly Rd McLean, VA	50%
3.		

2. Property. State the name, address and percent of ownership of any person or entity owning an interest in the property located at 909 Ramsey (address), unless the entity is a corporation or partnership, in which case identify each owner of more than ten percent. The term ownership interest shall include any legal or equitable interest held at the time of the application in the real property which is the subject of the application.


Name	Address	Percent of Ownership
1. Khalid Alizzi	10432 Balls Ford Rd Manassas, VA 20109	50%
2. Hope Group	Beverly Rd McLean, VA 22234	50%
3.		

3. Business or Financial Relationships. Each person or entity listed above (1 and 2), with an ownership interest in the applicant or in the subject property is required to disclose any business or financial relationship, as defined by Section 11-350 of the Zoning Ordinance, existing at the time of this application, or within the 12-month period prior to the submission of this application with any member of the Alexandria City Council, Planning Commission, Board of Zoning Appeals or either Boards of Architectural Review.

Name of person or entity	Relationship as defined by Section 11-350 of the Zoning Ordinance	Member of the Approving Body (i.e. City Council, Planning Commission, etc.)
1.		
2.		
3.		

NOTE: Business or financial relationships of the type described in Sec. 11-350 that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings.

As the applicant or the applicant's authorized agent, I hereby attest to the best of my ability that the information provided above is true and correct.

9/28/11 Date Khalid Alizzi Printed Name  Signature

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Alexandria City Council

William Euille
Kerry Donley
Frank Fannon IV
Alicia Hughes
Redella "Del" Pepper
Paul Smedberg
Rob Krupicka

Planning Commission

John Komoroske
H. Stewart Dunn
Jesse Jennings
Mary Lyman
J. Lawrence Robinson
Eric Wagner
Donna Fossum

Board of Zoning Appeals

Mark Allen
Geoffrey Goodale
John Keegan
Stephen Koenig
David Lantzy
Jennifer Lewis
Eric Zander

**Board of Architectural Review
Old and Historic District**

Chip Carlin
Oscar Fitzgerald
Thomas Hulfish
Arthur Keleher
Wayne Neale
Peter Smeallie
John Von Senden

Board of Architectural Review

Parker-Gray District

William Conkey
Theresa del Ninno
Robert Duffy
Christina Kelley
Douglas Meick
Philip Moffat
Deborah Rankin

Updated 5/12/2011

Definition of business and financial relationship.

Section 11-305 of the Zoning Ordinance defines a business or financial relationship as any of the following:

- (1) a direct one;
- (2) by way of an ownership entity in which the member or a member of his immediate household is a partner, employee, agent or attorney;
- (3) through a partner of the member or a member of his immediate household;
- (4) through a corporation in which any of them is an officer, director, employee, agent or attorney or holds 10 percent or more of the outstanding bonds or shares of stock of a particular class. In the case of a condominium, this threshold shall apply only if the applicant is the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium;
- (5) not as an ordinary customer or depositor relationship with a professional or other service provider, retail establishment, public utility or bank, which relationship shall not be considered a business or financial relationship;
- (6) created by the receipt by the member, or by a person, firm, corporation or committee on behalf of the member, of any gift or donation having a value of more than \$100, singularly or in the aggregate, during the 12-month period prior to the hearing on the application from the applicant.

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5. Describe request briefly :

Construct new front porch as per plans.

6. If property owner or applicant is being represented by an authorized agent, such as an attorney, realtor or other person for which there is a form of compensation, does this agent or the business in which they are employed have a business license to operate in the City of Alexandria, Virginia?

☐ Yes — Provide proof of current City business license.

☒ No — Said agent shall be required to obtain a business prior to filing application.

The undersigned hereby attests that all of the information herein provided including the site plan, building elevations, prospective drawings of the projects, etc., are true, correct and accurate. The undersigned further understands that, should such information be found incorrect, any action taken by the Board based on such information may be invalidated. The undersigned also hereby grants the City of Alexandria permission to post placard notice as required by Article XI, Division A, Section 11-301(B) of the 1992 Alexandria City Zoning Ordinance, on the property which is the subject of this application. The applicant, if other than the property owner, also attests that he/she has obtained permission from the property owner to make this application.

Applicant or Authorized Agent:

Redha K. Mohamed
Print Name

[Signature]
Signature

206-883-0173
Telephone

9/28/2011
Date

Pursuant to Section 13-3-2 of the City Code, the use of a document containing false information may constitute a Class 1 misdemeanor and may result in a punishment of a year in jail or \$2,500 or both. It may also constitute grounds to revoke the permit applied for with such information.

Note to Applicant: Only one special exception per dwelling shall be approved under the provisions of Section 11-1302(B)(4).

BZA Case # 2011-0014**PART B** (SECTIONS 11-1302(C) and 11-1304)

APPLICANT MUST COMPLETE THE FOLLOWING:
(Please use additional sheets where necessary.)

1. Please provide the following details of the proposed porch:
 - a. Porch projection from front building wall to deck edge 5' 00"
 - b. Length of building wall where porch is to be built 24' 0 1/8"
 - c. Length of porch deck 24' 0 1/8"
 - d. Depth of overhang 5' 00"
 - e. Distance of furthest projecting porch element from the front property line 24' 9"
 - f. Overall height of porch from finished or existing grade 8'
 - g. Height of porch deck from finished or existing grade 8"
2. Explain the conditions of the subject property which prevent locating the proposed porch in compliance with the zoning ordinance.
Complaint to meet existing property setbacks.
3. Explain if the proposed porch will be detrimental to the adjacent properties or the neighborhood in general.
No, it will not be detrimental.
4. Explain how the proposed porch will affect the light and air to any adjacent property.
It will not effect or block light and air to any adjacent properties.
5. Has the applicant shown the plans to the most affected property owners? Have any neighbors objected to the proposed special exception, or have any neighbors written letters of support? If so, please attach the letter.
NA

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6. The applicant shall demonstrate by clear and convincing evidence that the proposed porch is compatible with the existing building architecture, neighboring properties and neighborhood character. Provide information such as style and number of similar porches in the immediate neighborhood (provide dimensions and roof height as well as distance from curblin). Photographs should be included as part of the evidence supporting this request.

The two properties have front porches
in the same street (Ramsay St.)

new FAR sheet.jpg - Gmail

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REVISED

**DEPARTMENT OF PLANNING AND ZONING
FLOOR AREA RATIO AND OPEN SPACE CALCULATIONS FOR
SINGLE AND TWO-FAMILY RESIDENTIAL OUTSIDE HISTORIC DISTRICTS**

A. Property Information

A1. Street Address: 101 Ramsey Street Zone: R-2-B
 A2. 5502 * .45 = 2475.9
 Total Lot Area Floor Area Ratio Allowed by Zone Maximum Allowable Floor Area

B. Existing Gross Floor Area

Existing Gross Area *		Allowable Exclusions	
Basement		Basement**	
First Floor	864.12	Stairways**	36
Second Floor	791.32	Mechanical**	18
Third Floor		Porch/ Garage**	
Porches/ Other	90	Attic less than 5**	
Total Gross *	1745.44	Total Exclusions	54

B1. Existing Gross Floor Area *
1745.44 Sq. Ft.
 B2. Allowable Floor Exclusions**
54 Sq. Ft.
 B3. Existing Floor Area minus
 Exclusions 1691.44 Sq. Ft.
 (subtract B2 from B1)

C. Proposed Gross Floor Area (does not include existing area)

Proposed Gross Area*		Allowable Exclusions	
Basement		Basement**	
First Floor		Stairways**	
Second Floor		Mechanical**	
Third Floor		Porch/ Garage**	189.90
Porches/ Other	189.90	Attic less than 5**	
Total Gross *	189.90	Total Exclusions	189.90

C1. Proposed Gross Floor Area *
189.90 Sq. Ft.
 C2. Allowable Floor Exclusions**
189.90 Sq. Ft.
 C3. Proposed Floor Area minus
 Exclusions 0 Sq. Ft.
 (subtract C2 from C1)

D. Existing + Proposed Floor Area

D1. Total Floor Area (add B3 and C3) 1691.44 Sq. Ft.
 D2. Total Floor Area Allowed by Zone (A2) 2475.9 Sq. Ft.

*Gross floor area for residential single and two-family dwellings in the R-20, R-12, R-8, R-5, R-2-S, R-0 and RA zones (not including properties located within a Historic District) is the sum of all space under roof on a lot, measured from exterior walls.

**Refer to the zoning ordinance (Section 2-145(A)) and consult with zoning staff for information regarding allowable exclusions.

If taking exclusions other than basements, floor plans with excluded areas illustrated must be submitted for review. Sections may also be required for some exclusions.

F. Open Space Calculations Required in RA & RB zones

Existing Open Space	
Required Open Space	
Proposed Open Space	

The undersigned hereby certifies and attests that, to the best of his/her knowledge, the above computations are true and correct.

Signature: [Signature]Date: 10/25/2011

Updated July 10, 2009

PRIVATE RESIDENCE

901 RAMSEY STREET
ALEXANDRIA, VA

GENERAL NOTES

- [illegible]



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- S1 STRUCTURAL NOTES
S2 FRAMING PLANS

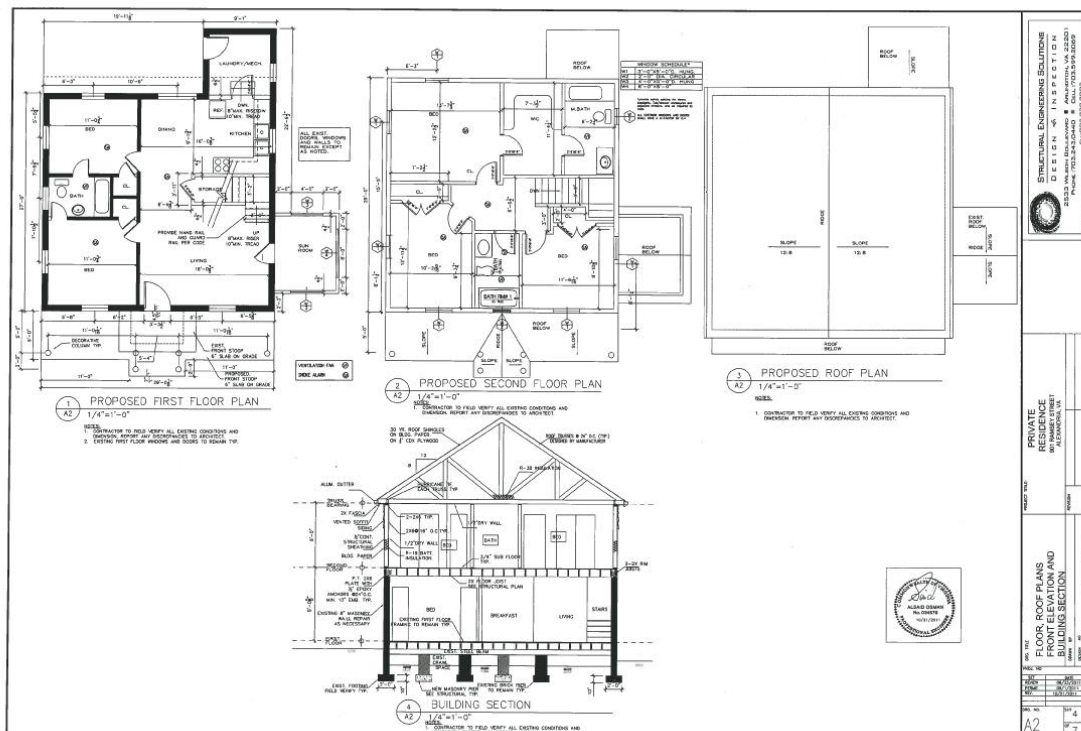


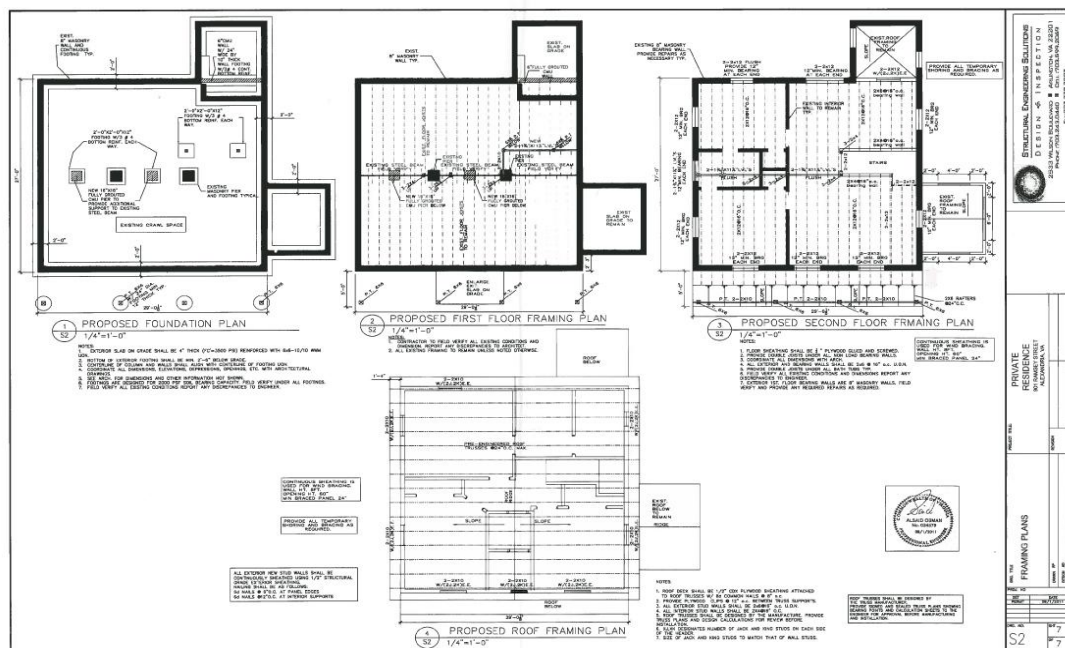
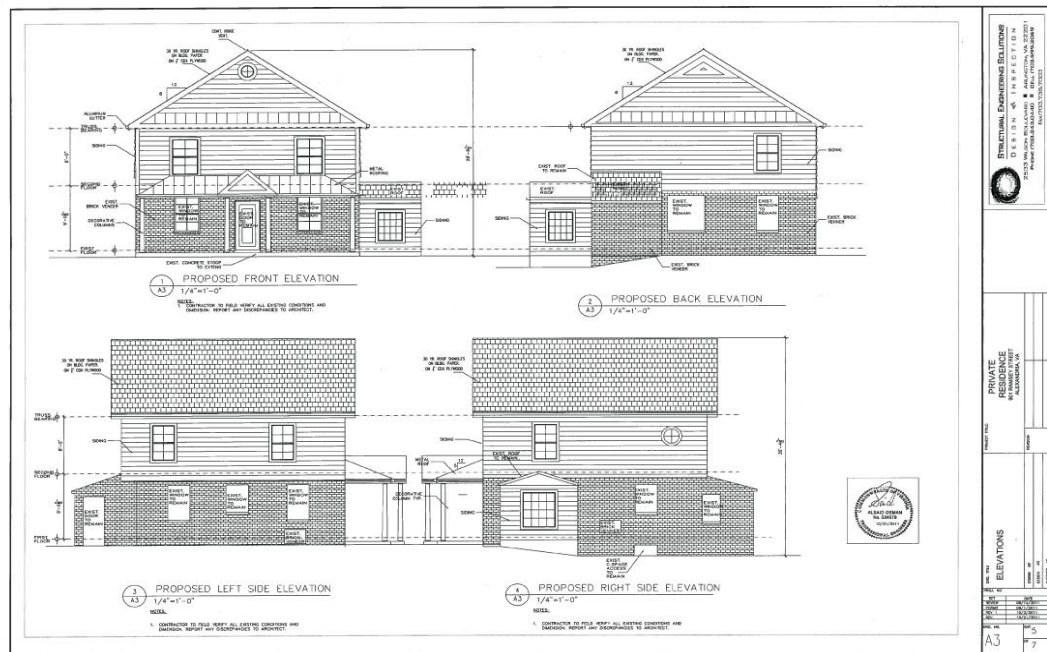
STRUCTURAL ENGINEERING SOLUTIONS
DESIGN & INSPECTION
2533 WILSON BOULEVARD ■ ARLINGTON, VA 22201
PHONE 703.243.0440 ■ FAX 703.243.0440
WWW.STRUCTURALSOLUTIONS.COM

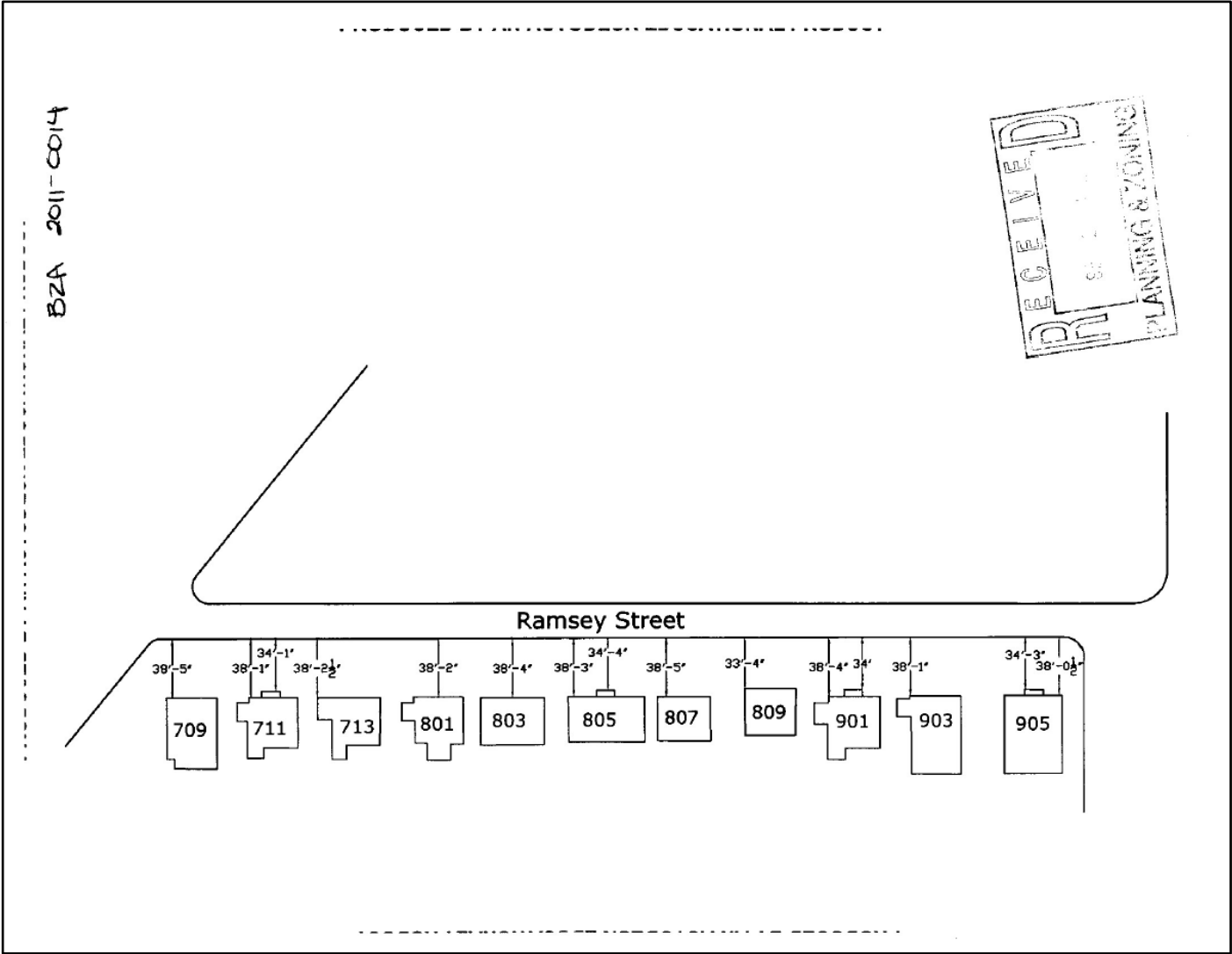
**PRIVATE
RESIDENCE**

R SHEET

AO







ALIZZI LLC
10432 Balls Ford St.
Manassas VA 20109

BZA 2011-0014

Ramsey street houses wall to curb dimensions			
House Number	Dimension from wall to curb (ft)	Existing porch	Dimension from outer side of porch to curb (ft)
709	38' 05"		
711	38' 01"	Yes	34' 01"
713	38' 02 1/2"		
801	38' 02"		
803	38' 04"		
805	38' 03"	Yes	34' 08"
807	38' 05"		
809	38' 04"		
901	38' 04"	Yes	34' 00"
903	38' 01"	Yes	34' 03"
905	38' 00 1/2"		

